

Residential 1 Page Detail Report

As of: 06/13/2024 09:02 AM
Warning! Not all available Data may be visible on this report. To view all available information use the All Fields Detail report.

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Buyer Brkrge Comp **3**
Listing Type **Excl Right to Sell**
MLS Entry **No**
Limited Svcs **No**
IDX Include **Y**
Realtor.Com **Yes**
REO/Lndr Own **No**
Relo/Corp Own **No**
Pot. Short Sale **No** Bank Appv
1031 Exch **No** HOA Fee
HOA Y/N **No** Fee Freq

Address **2225 S Inland Empire Way**
Addr2/Unit #



Sub-Type **Res/Site Blt** ADU (Y/N) **No** List Price **\$1,950,000** List # **202417911**
Town **Spokane** Zip **99224** WA County **Spokane** List Date **6/11/2024** Status **New**
Area/Grid No **A220/039** Parcel # **25254.0703** Sec **25** Twp **25** Rng **42e** #Blks N/S #Blk E/W
FIRPTA **is not a foreign person** Add Par #
Subdiv Senior Community: **No** Acres MOL **1.00**
Schools: Elem **Wilson** Jr **Sacajewa** Sr Sch District **Spokane Dist 81** Yr Built **1819**
Lot Infor: Apx Size Sqft **43,480** Apx Dimen **150 X 289** Lot View **Territorial** Outbltdgs Yr Rem **2015**
Wtrfront Prop Body Wtr Name Frontage
Home Design **Rancher** Site Imprv **Pub Sewer, Pub Wtr, See Remarks** Taxes Spec Tax Des
Const Style **1 Story** Roof **Comp** Exterior **Stucco, See Remarks**
New Constr **No** Builder Name Apx Beg Date / Apx Fin Date /

Bsmt	BR	0	Baths	FP	Fam Rm	Apx SF	ADU BR	Bsmt apx%
1st Lvl	BR		Baths	2.00	FP	Fam Rm	Apx SF	ADU Bth
2nd Lvl	BR		Baths		FP	Fam Rm	Apx SF	ADU FP
3rd Lvl	BR		Baths		FP	Fam Rm	Apx SF	ADU Fam Rm
Total	BR	0	BTH	2	FP	Fam Rm	0	Tot Apx SF
							5956	ADU Apx Sq Ft
								Apx Combined Dwelling Sq Ft

Access **Pub Rd, Paved** Features **Hndicap Ac, 200 AMP, 400 AMP**
Amenities **Patio** Heat **See Remarks**
Spec Feat Prim Br
Fam Rm Din Rm
Kitchen Bsmt **Partial, Unfinished, Outside Entr**
Garage: Car Sz **Other See Remarks** Carport Sz Stove
Lot Inf **View, FnCd Bk Yd, Level, Oversized, Surveyed** Poss **Closing** Frplc

Terms Cash	Pwr Co Avista	Wtr Co City	Clsg Co G&R Law	Title FATCO
Condo/PUD	Mo Assmt	Pays:		
Manuf Homes Info: Sp #	Mo Lot rent	Make	Width	Lgth
Serial #	Mfg Size	Park feat	L&I Insp	Title Elim
				Ln/Hm Pkg
			Foundation	

Introducing the iconic Lowell School. This building zoned multi uses, including retail, residential & commercial. Check with city planning and verify all the allowed uses. Building is roughed in & ready for your business ideas. Don't miss your chance to be part of this extraordinary chapter in Spokane's story. Step inside, you'll discover a treasure trove of original details that speak to the schoolhouse's rich history. From the elegant arched multi-paned interior vestibule windows to the built-in storage cupboards, every corner exudes craftsmanship & character. Thick plaster walls adorned w/ rounded molded-plaster corners & beveled molded-plaster window sills further enhance the building's unique charm. Improvements are newer roof, all plumbing roughed in, electrical, dry sprinkler system, and much more. For those seeking a truly special opportunity to make their mark on Spokane's landscape, this property beckons w/ endless possibilities. Ask for List of updates that are available.

Agt **Call for appointment. Listing agent required by seller to be present at showings. Buyer and buyers agent to verify all information w/ city planning regarding commercial/residential zoning uses. List of seller updates/improvements in associated docs. Tax abatement has about 2 years left.**

Directions

Excludes **Virtual Tour - Branded** **Virtual Tour - Non-Branded**
Contact name **Marcy Mongan** **5092943715** Showing Info **Call 1st**
Occupant 2nd Contact **Khalil Beznaiguia** **5094752802**
List Agent **Marcy J Mongan - Phone: 5092943715** Lic. # **2102530**!marcym@windermere.com
List Team Lic. # **1367** Fax: **509-747-9160**
List Office **Windermere Manito, LLC - Office: (509) 747-1051** List Office 1 - E-Mail **manito@windermere.com**
2nd List Agt **Khalil Beznaiguia - 5094752802** Sale Ofc
Sale Agent DOM **2** Orig LP **\$1,950,000** How sold Sale Price
Input Date **6/11/2024** Off Mkt Date Last Status Chg **6/11/2024** Pending Date Closed Date

Information deemed reliable but not guaranteed.